GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration & Urban Development Department – Venkatpuram Gram Panchayat - Change of land use from Industrial land use to Residential land use to an extent of Ac.1.015 cents in R.S.No.131/1 of Venkatapuram Village and Gram Panchayat, Eluru Mandal as applied by Sri Nandikonda Rama Rao – Deletion of condition – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 30 Dated: 21-01-2019

Read the following:-

1. From the DT&CP, A.P, Guntur, Lr.RoC.No.6655/2015/R2, Dt.23.09.2016.
2. Govt. Memo No.368298/H1/2016, MA&UD (H1) Dept., Dt:24.10.2017.
3. From the DTCP, AP, Guntur, Lr.Roc.No.6655/2067/R2, Dt:20.12.2017.
4. Govt. Memo No.11411/I2/2011, MA & UD (I2) Dept., dt:30.06.2012.
5. Govt. Memo No.368298/H1/2016, dt:19.01.2018.
6. A.P Extraordinary Gazette No.971, Part-1, Dt:22.01.2018.
7. From the DT&CP., A.P, Guntur, Lr.Roc.No.6655/2015/R2, Dt.05.03.2018.
8. G.O.Ms.No.112, MA&UD(H) Dept. dated 22.03.2018.
9. From the DT&CP, A.P., Guntur, Lr.Roc.No.MAU03-19022(32)/ 141/2018-RJDR, dt:09.11.2018.
10. Govt. Memo No.MUNA0ELU/3/H1/2018, Dated:11.12.2018.
11. From the DTCP, AP, Guntur, Lr.Roc.No.19022 (32)/141/2018, Dt:04.01.2019.

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ORDER:-

The draft variation to the land envisaged in Eluru General Town Planning Scheme, issued in reference 5th read above, was published in Andhra Pradesh Extraordinary Gazette No.971, Part-I, Dt:22.01.2018 and the confirmation orders issued in the reference 8th read above with a condition that the "applicant shall providing 9.00 M wide Buffer Zone on Eastern boundary adjacent to the earmarked Industrial zone". The Director of Town & Country Planning, AP, Guntur in the reference 9th read above, has reported that the site under reference is vacant at present and it is surrounded by 40'-0'' wide layout road in L.P.No.23/2015 on Western side, reserved open space of L.P.No.26/2009 on Northern side, others vacant land after that existing 40'-0'' wide road on Southern side. Residential buildings are cropped up in unauthorized layout on Eastern side and there are no existing industries situated in the vicinity of the site under reference, as such there is no necessity for providing 9.00 m wide buffer along Easter boundary of the site under reference. Hence, the request of the applicants for deletion of buffer condition may be considered as the surrounding areas of the proposed site was already developed with Residential area.

2. Government after careful examination of the matter have approved the proposal in principle for deletion of condition of 9.00 mt buffer in the reference 8th read above, as the surrounding areas

(P.T.O.)

of the proposed site were already development with residential area. Hence, the draft variation is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette on 22.01.2019.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, AP, Guntur.
The Panchayat Secretary, Venkatapuram Gram Panchayat, Eluru Mandal, West Godavari District.
Copy to:
The individual through the Panchayat Secretary, Venkatapuram Gram Panchayat, Eluru Mandal,West Godavari District.
The District Collector, West Godavari District.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Eluru General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.312, MA., Dated:25.07.1975 and proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in Sy.No.131/1 to an extent of Ac.1.015 cents of Venkatapuram Gram Panchayat, Eluru (M), West Godavari District and the boundaries of which are shown in the schedule hereunder and which is earmarked for Industrial Land use in the General Town Planning Scheme (Master plan) of Eluru Town sanctioned in G.O.Ms.No.312, MA., Dated:25.07.1975 is now designated for Residential use by variation of change of land use based on the Council Resolution No.196, dated:14.08.2015 marked as "A, B, C, D" in the revised part proposed land use map revised GTP No.33/2018/R (earlier G.T.P.No.44/2017/R) available in the Panchayat Office, Venkatapuram Gram Panchayat, **subject to the following conditions that;**

1. The applicant shall obtain prior technical clearance from the competent authority before commencement of any development activity at the site under reference.

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2. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.

3. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.

4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

5. The change of land use shall not be used as the proof of any title of the land.

6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

7. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Residential Layout of L.P.No.26/2009/R (Layout open space).

East : Vacant Land.

South : Vacant site followed by proposed 60'-0" wide M.P. Road.

West : Residential Layout of L.P.No.23/2015/R (Plots & 40'-0" wide road)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER